our ordinary dwelling-houses the absence of precautions in this respect is most short-sighted and blameable. We earnestly urge on the magistrates the necessity of attention to this in the proposed new asylum.

A few words now as to the designs for this building, which have been selected, premising that the land on which it is to be erected is situate at Bet's Stile, near Colney Hatch, between Finchley-common and Southgate. It consists of about 119 acres, lying on both sides, but chiefly on the west side of the Great Northern Railway, and has a sharp slope to the south-east. On the north side is a lane which runs from Colney Hatch to Bet's Stile. The first selected plan (by Mr. Daukes,* premium, 300*l.*), or rather plans, for there are three,—one for a two-story building, one for a three-story building, and a third, partly of one and partly the other—has the entrance-front next this lane, and presents a long straight line of building, from east to west, with wings at each extremity, extending from the central line on the two-story plan both north and south, and on the three-story plan to the north only. The offices are on the south side, and will interfere with the appearance of the building, as seen from the railway. The plan appears to have been well considered; the galleries are light and airy, chiefly single-warded; and the arrangements generally good, but the building being spread out so far as it is, the distance to the kitchen from some of the wards is very great. Externally, little has been aimed at: the dwelling-house style has been adopted (rusticated quoins and a dentil cornice), with a plain bell turret in the centre of the main building. In one of the perspective views the building is shewn to be roofed in compartments, and has the appearance of consisting of a number of distinct buildings brought together. The estimate cost of the building, if the accommodation be obtained in two stories, is 85,000*l.*; if in three stories, 75,000*l.*

It is right we should say that we have a personal bias in favour of the second design selected (by Mr. G. Godwin and Mr. Harris,† premium 200*l.*), and leave our readers to form their own judgment. This bias, while it aids, perhaps, in leading us to give unqualified preference to the second design both as regards arrangement and architectural treatment, forbids us to do more than describe it. The plan is the H shape on a large scale, two stories in height, with three short lateral projections towards the east and three towards the west, giving the means for very perfect classification and separation. The entrance is in the centre of the south front, to which importance is given by the chapel, which projects forward, and a clock tower rising from the main building behind.

In this design the females occupy the western division, and the males the eastern division; these are connected with the chapel and central offices by wards for aged and quiet patients on the female side, and by a passage at the back of various domestic offices and workshops on the male side, as well as by verandahs on the outside of the building.

The arrangement of the bedrooms and galleries is a modification of the single and the double-sided system, viz., of wards which have bed-rooms on one side only, and those which have bed-rooms on both sides. By the adoption of this plan, the asylum would not cover so large an area as it would if constructed with the single row of bed-rooms throughout, and it tends materially to keep down the expense of erection. The galleries are 11 feet in width, with a large window at the extreme end of each; these windows, together with open compartments for taking the meals, leave the asylum perfectly free from dark corners, and, at the same time, give a cheerful view of the surrounding country. By this arrangement, there are no nooks or hiding-places, and it is favourable for inspection.

The whole of the building was proposed to be fire-proof, the stories being separated by brick arches, and the roofs, sashes, and shutters, formed of cast or wrought-iron. The style adopted is Tudor, the materials red brick with white-brick dressings, excepting the central portion, where stone would be used, and the estimated cost was 82,000*l.* For a three-story building the cost was put at 75,000*l.*

The authors of the third design (Messrs. Allom and Crosse,* premium 100*l.*) appear to have inclined to a three-story building. The plan, as in number 1, presents an extended straight line of building, with a wing at each end projecting towards the south, and then again extending towards the east on one side, and towards the west on the other. The wards are mostly double. The style is Elizabethan, the materials red brick with white brick or stone dressings; and the estimated cost, if we understood rightly, also 75,000*l.*, a curious coincidence, considering that no amount was stipulated by the magistrates. The plan for affording accommodation in a two-story structure shews a square pile of building at each end of the main line, surrounding an open quadrangle.

There were several very clever designs amongst the rejected plans, but the majority of them were wholly unfit for the purpose, although set forth with much artistic ability at great cost. They shewed a fearful waste of time and money.†

## AWARDS OF OFFICIAL REFEREES.

### ATTACHED OFFICES AND THE RATE OF BUILDINGS.

With regard to two third-rate dwellings in the district of Lewisham, built by Mr. Adams, the surveyor of the district gave him notice of what he considered an irregularity, namely, that certain additions were being built which increased the rate of the original buildings, the external walls of such buildings not being commensurate; also that the walls of these additions were only one brick thick.

This not being attended to, the district-surveyor lodged an information.

At the meeting, it appeared that the area of each of the houses was within 30 inches of the full area of a third-rate house, that is to say, six squares, exclusive of the alleged rear additions; and that, including the area of such additions, each would exceed six squares; that the thicknesses of the walls of the main buildings were such as are required for houses of the third-rate, and the thickness of the walls of the alleged additions was 8½ inches; that the said alleged additions extended through two stories; that such additions were each less than half a square in area, and consisted of a water-closet and a lobby, communicating by a doorway with the house and with the outside of the buildings in each story. It appeared also that such additions had been commenced at the same time with the main buildings, the footings and a few courses of one of the outer inclosing walls of each having been laid at the same time with those of the main buildings, and that toothings had been left in the back walls of the main buildings to receive such additions; and that when the walls of the main buildings had been nearly completed and the roofs were partly on, but not covered in, the builder proceeded to carry up such additions.

The surveyor stated, that under these circumstances he objected to the works, considering that the rule for ascertaining areas (as explained by certain awards of the official referees) required such additions to be included in ascertaining the area of the houses for the purpose of determining the rate, in which case the houses in question would be of the second rate, and their walls insufficient in thickness; and that he could not object to the footings and toothings, as indicating the intention to erect such additions, as they might have been intended for a portico, or other erection not to be included in ascertaining the area; and the Act would not prohibit the present additions if built after the roofs of the main buildings had been covered in.

On the other side it was contended, that the said alleged rear-additions were attached buildings or offices, which, under the rule for ascertaining area, ought to be excluded from the area of the houses to which they belong; but assuming the case to be otherwise, it appeared from a previous award of the official referees between the same parties, that it was the duty of the district-surveyor to have objected in the first instance, when he became aware of the intention to erect such additions, and that, under the circumstances, the official referees would make no direction thereon.

It further appeared that the working drawings of the buildings in question, being plans and sections of the same, upon which the said alleged additions appear in manner as they have been built in connection with the main buildings, were laid before the district-surveyor at the commencement, or at some time within a week after the actual commencement of the works.

The referees decided, "That the two rear-additions referred to in the said information, and hereinbefore described, being each a water-closet, with a small lobby thereto in each of the two stories throughout which the addition in each house respectively extends, and capable of being used only as closets and not as apartments, are offices belonging to the main buildings, and that inasmuch as the area of every building is to be determined by the number of squares contained in the surface of any floor which shall contain the greatest number of squares at or above the principal entrance to such building, but excluding from such surface the area of any attached building or office, area, balcony, or open portico; the said rear-additions, notwithstanding the communications with the main buildings through the back external walls of such buildings, may be built with the main buildings without increasing the rate of such main buildings; and that inasmuch as such offices are to be deemed in respect of the walls thereof, and all other requisites, as buildings of the rate to which they would belong if built separately, and are (when so rated) buildings of the fourth-rate of the first, or dwelling-house class, and the walls thereof are not of less thickness in the two stories than 8½ inches, the same are not contrary to the Metropolitan Buildings Act."

Expenses to be paid jointly by the surveyor and the builder.

## WHAT SHOULD A SANITARY BILL CONTAIN?

Sir,—I think no time could be more opportune than the present to impress upon the new Parliament the necessity for early, efficient, comprehensive, and stringent legislation upon the sanitary system. After having been twice upon the point of success (however partial and imperfect that first success might have been), I do not doubt but that the third attempt will be successful, and I consider that we have now even stronger grounds for requiring a complete and really effective "bill of health" than we previously had, as the patient has been getting worse, and therefore requires stronger remedies than were at first proposed to be administered. I will then, with your permission, say a few words regarding the extent to which those remedies ought to be applied, and as to what they ought to be; and I hope that our lawgivers will see the policy of giving us a law which may be as nearly as possible perfect, as tending to save themselves and the public generally much trouble, and of promptly putting an end, as

* Motto—"*Humanitas*."

† Motto—"Practice with Theory."

* Motto, "*Labore et Honore*."

† We are asked by more than one competitor to bear witness to the polite and considerate attention of Mr. John Shaw, clerk to the committee for providing the asylum, and do so willingly, because we know it is deserved.

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